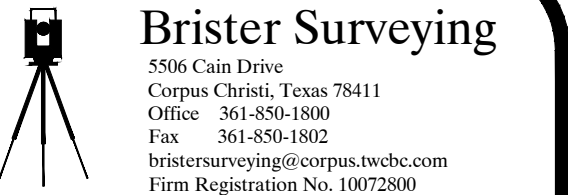


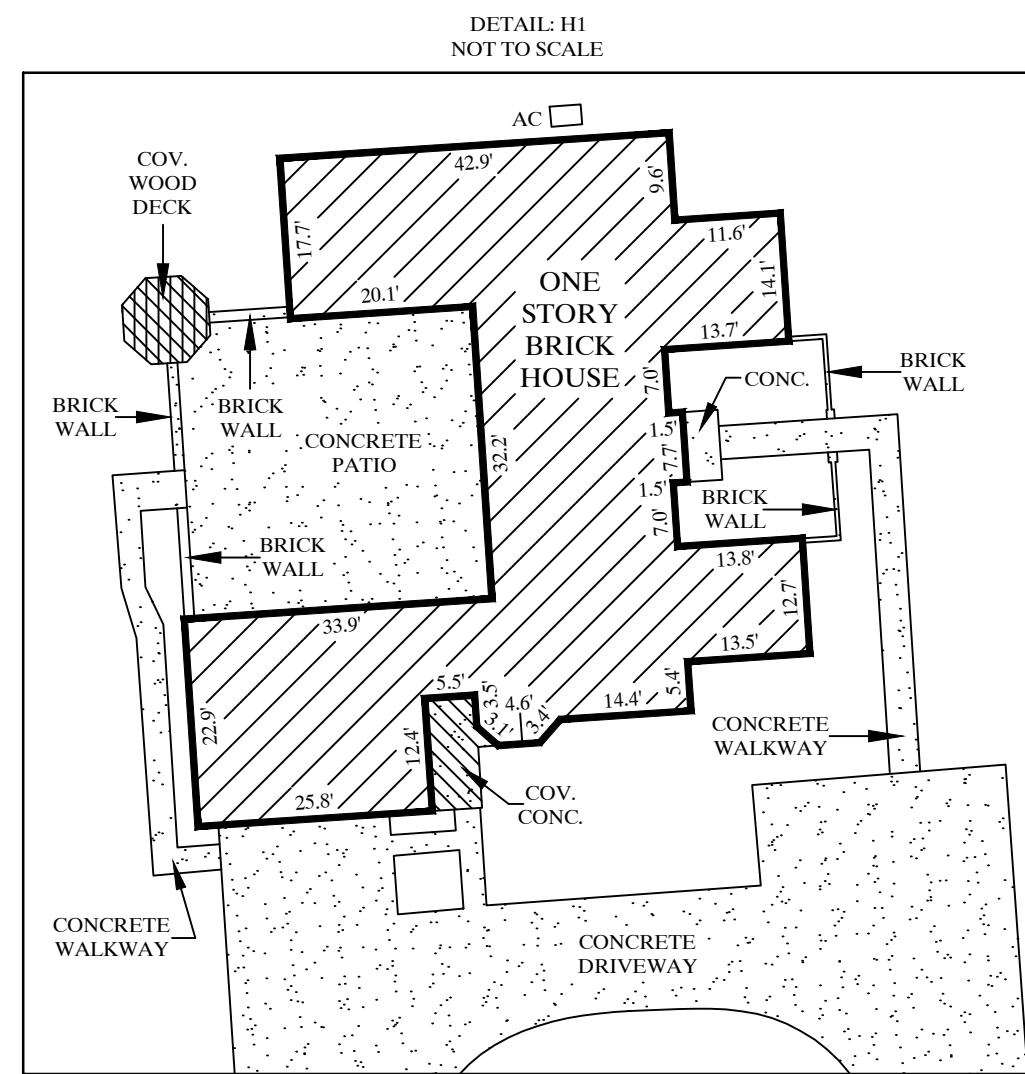
SCALE 1" = 100'

# ALTA/NSPS SURVEY OF

A 3.756 ACRE TRACT BEING OUT OF LOT 8, BLOCK 1, "NUECES RIVER IRRIGATION PARK SUBDIVISION", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS. SAID LOT 8 ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1211, PAGES 303 - 306, DEED RECORDS NUECES COUNTY, TEXAS. SAID 3.756 ACRE TRACT ALSO BEING OUT OF A 4.94 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1426, PAGE 692, DEED RECORDS NUECES COUNTY, TEXAS.



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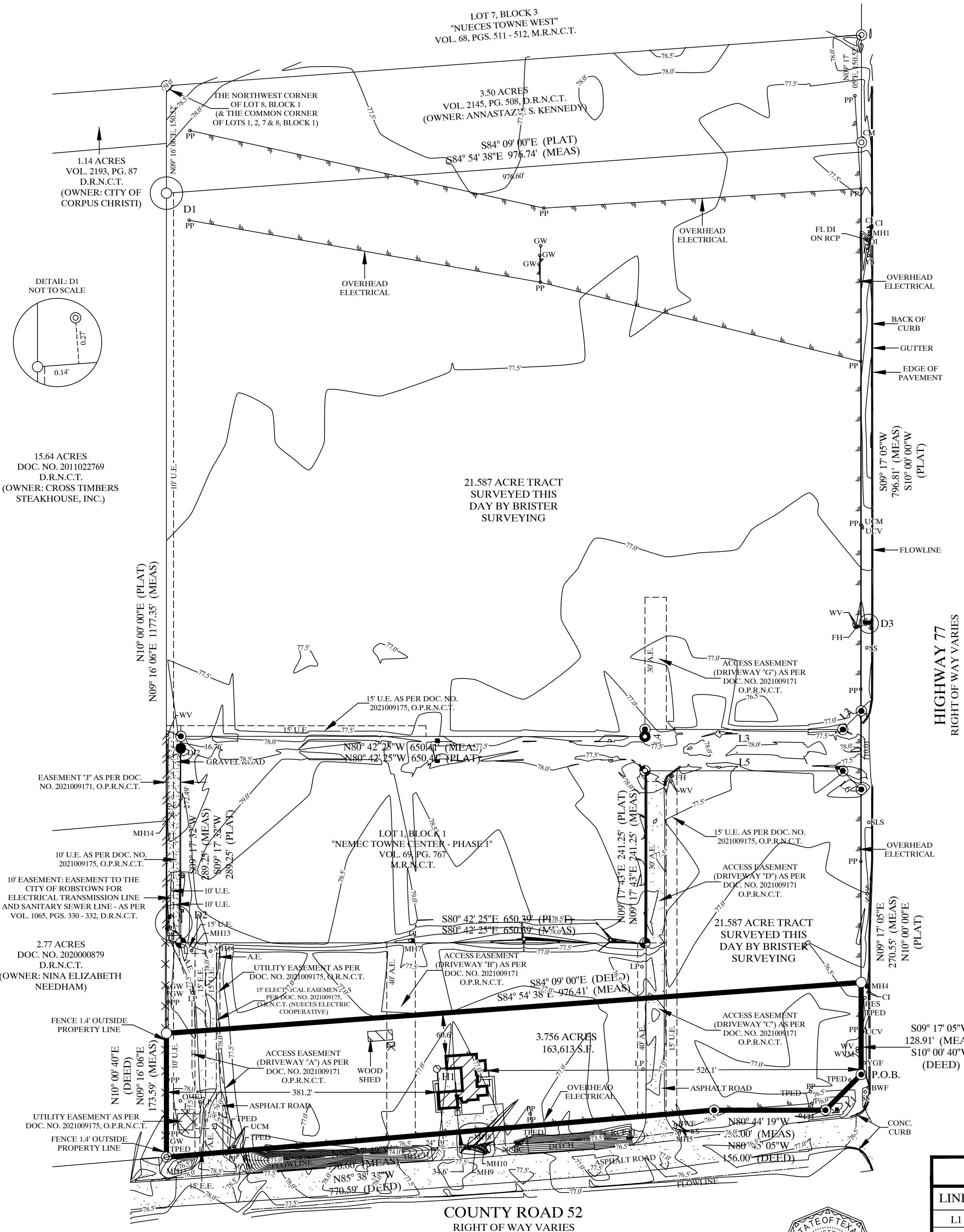


**BUYER:**  
MAGP, LLC

**TITLE COMMITMENT:**  
FIDELITY NATIONAL TITLE  
INSURANCE

**GF NO.:** 230246089  
**ISSUE DATE:** JULY 28, 2023

THIS SURVEY WAS PREPARED IN REFERENCE TO THE ABOVE TITLE COMMITMENT AND IS CERTIFIED TO THE PARTIES SHOWN HEREON. THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE "B" OF THE TITLE COMMITMENT.



### SURVEY NOTES:

- TOTAL SURVEYED AREA IS 3.756 ACRES.
- MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- EXCEPTIONS PERTAINING TO OIL, GAS, AND MINERAL LEASES WERE NOT REVIEWED FOR THIS SURVEY.
- A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

### FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE   X   AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL:   48355C.0260 G    
DATED:   OCTOBER 13, 2022    
AND  IS  IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

**SITE PLAN:** CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS  
LOCATION MAP NOT TO SCALE



- BC = BOX CULVERT
- BWF = BLUE WATER FLAG
- CI = CURB INLET
- CM = CABLE MARKER
- DI = DROP INLET
- FH = FIRE HYDRANT
- FL = FLOWLINE
- GW = GUY WIRE
- HES = HURRICANE EVACUATION SIGN
- HW = HEADWALL
- LP = LAMP POST
- MHSS = MANHOLE SANITARY SEWER
- MHST = MANHOLE STORM SEWER
- OHE = OVERHEAD ELECTRICAL
- PIV = POST INDICATOR VALVE
- PP = POWER POLE
- RCP = REINFORCED CONCRETE PIPE
- S = SIGN
- SI = STORM INLET
- SS = TOP SIGN
- SL = SPEED LIMIT SIGN
- TPED = TELEPHONE PEDESTAL
- TRANS = TRANSFORMER PAD
- UCB = UNDERGROUND CABLE BOX
- UCM = UNDERGROUND CABLE MARKER
- UCV = UNDERGROUND CABLE VALVE
- WM = WATER METER
- WVM = WATER VALVE MARKER
- WV = WATER VALVE
- YGF = YELLOW GAS FLAG
- YS = YIELD SIGN

### LEGEND:

- X = WIRE FENCE
- = WOOD FENCE
- = SET 60D NAIL
- = SET MAG NAIL
- = SET 5/8" RE-BAR
- = SET DRILL HOLE
- = FOUND 5/8" RE-BAR
- = PROPERTY CORNER
- = SET BENCHMARK CHISEL SQUARE (WITH AN ELEVATION OF 77.474)

### EXHIBIT "A" LEGAL DESCRIPTION:

FIELD NOTES OF A 3.756 ACRE TRACT BEING OUT OF LOT 8, BLOCK 1, "NUECES RIVER IRRIGATION PARK SUBDIVISION", AS SHOWN ON THE PLAT RECORDED IN VOLUME "A", PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS. SAID LOT 8 ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1211, PAGES 303 - 306, DEED RECORDS NUECES COUNTY, TEXAS. SAID 3.756 ACRE TRACT ALSO BEING OUT OF A 4.94 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1426, PAGE 692, DEED RECORDS NUECES COUNTY, TEXAS. SAID 3.756 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" RE-BAR SET IN THE CUTBACK OF THE INTERSECTION OF THE WEST RIGHT OF WAY OF HIGHWAY 77 AND THE CURRENT NORTH RIGHT OF WAY OF COUNTY ROAD 52, AND FOR THE SOUTHWEST CORNER OF THIS SURVEY.

**THENCE** WITH THE COMMON LINE OF THE CUTBACK OF THE INTERSECTION OF THE WEST RIGHT OF WAY OF HIGHWAY 77 AND THE CURRENT NORTH RIGHT OF WAY OF COUNTY ROAD 52, AND AN OUTSIDE LINE OF THIS SURVEY, SOUTH 54°15'28" WEST, A DISTANCE OF 70.71 FEET TO A 5/8" RE-BAR SET IN THE CURRENT NORTH RIGHT OF WAY OF COUNTY ROAD 52, AND FOR AN OUTSIDE CORNER OF THIS SURVEY.

**THENCE** WITH THE COMMON LINE OF THE CURRENT NORTH RIGHT OF WAY OF COUNTY ROAD 52 AND THIS SURVEY, NORTH 80°44'19" WEST, A DISTANCE OF 156.00 FEET TO A 5/8" RE-BAR SET IN THE CURRENT NORTH RIGHT OF WAY OF COUNTY ROAD 52, AND FOR AN INSIDE CORNER OF THIS SURVEY.

**THENCE** WITH THE COMMON LINE OF THE CURRENT NORTH RIGHT OF WAY OF COUNTY ROAD 52 AND THIS SURVEY, NORTH 85°37'49" WEST, A DISTANCE OF 770.60 FEET TO A POINT IN THE EAST LINE OF SAID "NINA ELIZABETH NEEDHAM" 2.77 ACRE TRACT, IN THE WEST LINE OF SAID LOT 8, FOR THE SOUTHWEST CORNER OF THE "NINA ELIZABETH NEEDHAM" 2.77 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020000879, DEED RECORDS NUECES COUNTY, TEXAS, AND FOR THE SOUTHWEST CORNER OF THIS SURVEY.

**THENCE** WITH THE COMMON LINE OF SAID "NINA ELIZABETH NEEDHAM" 2.77 ACRE TRACT, SAID LOT 8 AND THIS SURVEY, NORTH 09°16'06" EAST, A DISTANCE OF 173.59 FEET TO A POINT IN THE EAST LINE OF SAID "NINA ELIZABETH NEEDHAM" 2.77 ACRE TRACT, IN THE WEST LINE OF SAID LOT 8, FOR THE SOUTHWEST CORNER OF A 21.587 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING, AND FOR THE NORTHWEST CORNER OF THIS SURVEY, FROM **WHENCE** A 5/8" RE-BAR FOUND FOR THE NORTHWEST CORNER OF THE "ANNASTAZIE S. KENNEDY" 3.50 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 2145, PAGE 508, DEED RECORDS NUECES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE "CITY OF CORPUS CHRISTI" 1.14 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 2193, PAGE 87, DEED RECORDS NUECES COUNTY, TEXAS, IN THE SOUTH LINE OF LOT 7, BLOCK 3, "NUECES TOWNE WEST", AS SHOWN ON A MAP RECORDED IN VOLUME 68, PAGES 511 - 512, MAP RECORDS NUECES COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID LOT 8, AND FOR A COMMON CORNER OF LOTS 1, 2, 7 AND 8 OF SAID BLOCK 1, BEARS NORTH 09°16'06" EAST, A DISTANCE OF 1,327.87 FEET.

**THENCE** WITH THE COMMON LINE OF SAID 21.587 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING AND THIS SURVEY, SOUTH 84°54'38" EAST, A DISTANCE OF 976.41 FEET TO A POINT IN THE WEST RIGHT OF WAY OF HIGHWAY 77, FOR THE SOUTHWEST CORNER OF SAID 21.587 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING, AND FOR THE NORTHEAST CORNER OF THIS SURVEY, FROM **WHENCE** A 5/8" RE-BAR SET IN THE WEST RIGHT OF WAY OF HIGHWAY 77, AND FOR AN OUTSIDE CORNER OF SAID 21.587 ACRE TRACT SURVEYED THIS DAY BY BRISTER SURVEYING, BEARS NORTH 09°17'05" EAST, A DISTANCE OF 270.55 FEET.

**THENCE** WITH THE COMMON LINE OF THE WEST RIGHT OF WAY OF HIGHWAY 77 AND THIS SURVEY, SOUTH 09°17'05" WEST, A DISTANCE OF 128.91 FEET TO THE **POINT OF BEGINNING** OF THIS SURVEY, AND CONTAINING 3.756 ACRES OF LAND, MORE OR LESS.

### ALTA TABLE "A" NOTES:

- NOTE 11 ON THE ALTA CHECKLIST WAS DETERMINED BY OBSERVED EVIDENCE ONLY.

### UTILITY NOTE:

THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY.

### NOTES: SCHEDULE "B" ITEMS:

- DOC. NO. 2003007325 BLANKET
- VOL. 678, PG. 216 BLANKET
- VOL. 697, PG. 110 APPLIES
- VOL. 451, PG. 174 BLANKET
- VOL. 1065, PG. 330 AS SHOWN
- FILE NO. 911016 DOES NOT APPLY
- VOL. 1942, PG. 965 BLANKET
- FILE NO. 642258 DOES NOT APPLY
- FILE NO. 647763 DOES NOT APPLY
- FILE NO. 406876 DOES NOT APPLY
- FILE NO. 441089 DOES NOT APPLY
- FILE NO. 900500 DOES NOT APPLY
- FILE NO. 2021009175 AS SHOWN

### MANHOLE TABLE

MH#:	TYPE:	SIZE:	ELEVATION:	FLOWLINE:	DIRECTION:
MH1	MHST	24" RCP	72.268	---	S INVERSE
MH2	MHST	24" RCP	76.791	71.501	E INVERSE
MH3	MHST	BC	70.302	63.802	NS INVERSE
MH4	MHST	24" RCP	70.750	---	E INVERSE
MH5	MHST	36" BC	70.750	---	NS INVERSE
MH6	MHST	12" RCP	72.675	---	E INVERSE
MH7	MHST	24" RCP	72.675	---	W INVERSE
MH8	MHST	24" RCP	74.103	---	W INVERSE
MH9	MHST	24" RCP	73.395	---	E/W INVERSE
MH10	MHST	24" BC	73.477	---	E/W INVERSE
MH11	MHSS	N/A	78.211	55.661	NO ACCESS
MH12	MHSS	24" RCP	78.066	67.646	N/W INVERSE
MH13	MHSS	12" RCP	77.692	68.392	N/E INVERSE
MH14	MHSS	12" RCP	78.136	68.236	W/E INVERSE
MH15	MHSS	N/A	78.720	68.320	NO ACCESS

### DROP INLET TABLE

DI#:	SIZE:	ELEVATION:	FLOWLINE:	DIRECTION:
DI1	36" RC	72.859	---	E INVERSE
DI2	24" RCP	77.569	71.450	E INVERSE
DI3	36" RCP	77.569	71.450	E INVERSE
DI4	24" RCP	72.284	---	E/W INVERSE
DI5	24" RCP	77.521	72.881	N INVERSE
DI6	24" RCP	77.404	72.364	NS INVERSE

### LINE TABLE

LINE:	BEARING:	DISTANCE:	BEARING:	DISTANCE:
L1	S54° 15' 28" W	70.71' (MEAS)	S54° 14' 42" W	70.71' (DEED)
L2	S54° 16' 46" W	36.78' (MEAS)	S54° 16' 46" W	36.76' (PLAT)
L3	N80° 42' 17" W	277.22' (MEAS)	N80° 42' 17" W	277.22' (PLAT)
L4	S09° 17' 43" W	10.00' (MEAS)	S09° 17' 43" W	10.00' (PLAT)
L5	S80° 42' 17" E	277.24' (MEAS)	S80° 42' 17" E	277.24' (PLAT)
L6	S35° 42' 43" E	36.77' (MEAS)	S35° 42' 43" E	36.77' (PLAT)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7A, 7B1, 8, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 11, 2024.

*Ronald E. Brister*  
RONALD E. BRISTER, R.P.L.S. NO. 5407

DATE: SEPTEMBER 12, 2024